

IPSWICH PLANNING BOARD 59 TURNPIKE ROAD SUBCOMMITTEE MEETING MINUTES

Thursday, February 2, 2017, 2:00 p.m.

Planning Office Conference Room, Town Hall

Pursuant to a meeting notice posted by the Town Clerk, a meeting of the Ipswich Planning Board 59 Turnpike Road Subcommittee was held on Thursday, February 2, 2017 in the Planning Office Conference Room of Town Hall. Subcommittee members Jim McCambridge, Kathleen Milano, Paul Nikas, Colleen Fermon and Gregory Gagnon were present. Planning Staff present: Ethan Parsons. Others present representing Old Planters of Cape Ann, Inc., Applicant: Chris Rokos, Steve Chasen, and Spencer Kalker.

Kalker described the vehicular circulation around the buildings. He stated that the hours of operation are not yet defined. He stated that he will pursue a delivery service from the RMD. All entrants would be subject to State requirements. Initial visits may take up to 30 minutes. Subsequent visits should take 10-15 minutes. No lingering on the site will be permitted.

Kalker stated that the greenhouse will be secured. It will use a recovery system for water. Moisture and odor will be managed within the building. The kitchen will have a few ovens. The RMD will use a co-power generator. Kalker is exploring using solar panels on the roof. Stormwater will be retained within a 10,000 gallon cistern, which could be filled during drought. The buildings will not be visible from Route 1. There will be a freestanding sign along Route 1.

Chasen stated that the greenhouse will have secure walls, likely polycarbonate, which will be just as secure as a stick-built building. Chasen further described security measures.

Kalker stated that the non-RMD building will house offices and possibly an educational use in about 5,000-7,000 sq. ft.

Chasen stated that no hazardous materials will be stored or used on site.

Kalker stated that there will be no need to use tractor trailers at the site.

McCambridge asked if Old Planters of Cape Ann would commit to not selling recreational marijuana, in light of the potential additional traffic this use would yield.

Kalker stated that he would accept traffic restrictions and his understanding is that they are already restricted to being a Registered Marijuana Dispensary, as defined in the Zoning Bylaw.

The Committee decided that it would meet again in early to mid-March.

Prepared by Ethan Parsons

The Subcommittee approved these minutes on March 10, 2017.